Updated Model Lookup Table Comparison Memo

Sudhir Paladugu

Alexandra Sullivan, Michael Zatz

01/04/2013 08:02 PM

Hide Details

From: Sudhir Paladugu/DC/USEPA/US

To: Alexandra Sullivan/DC/USEPA/US@EPA, Michael Zatz/DC/USEPA/US@EPA,

1 Attachment



Model Lookup Table Comparison Preliminary Memo 010413.docx

Hello,

I've attached a revised draft of the preliminary memo.

Thanks,

Sudhir Paladugu U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9181 paladugu.sudhir@epa.gov



{In Archive} Pacific Northwest Portfolio Manager Analysis Huebner, Tyler

to:

Skip Schick, Janice Peterson, brandon.adams, Vowles, Mira K - KLH-1, Spencer Moersfelder, ben.huntington

01/12/2009 01:38 PM

Cc:

Tracy Narel, Alexandra Sullivan, Leslie Cook, "McGlynn, Edward", "Lisauskas, Sara", "Elliott, Douglas"

Hide Details

From: "Huebner, Tyler" < THuebner@icfi.com > Sort List...

To: "Skip Schick" <SSchick@nwalliance.org>, "Janice Peterson"

<mkvowles@bpa.gov>, "Spencer Moersfelder" <spencer@energytrust.org>.

<ben.huntington@energytrust.org>,

Cc: Tracy Narel/DC/USEPA/US@EPA, Alexandra Sullivan/DC/USEPA/US@EPA, Leslie Cook/DC/USEPA/US@EPA, "McGlynn, Edward" <EMcGlynn@icfi.com>, "Lisauskas, Sara" <SLisauskas@icfi.com>, "Elliott, Douglas" <DElliott@icfi.com>

Archive: This message is being viewed in an archive.

1 Attachment



Pacific Northwest Portfolio Manager Performance Jan2009.pdf

Hello All,

I hope you've had a great holiday season. We have completed analysis of the performance of buildings in the Pacific Northwest using EPA's Energy Rating System in Portfolio Manager. The results are found in the attached document.

We look forward to discussing these results with you. Please contact us if you have any questions, but I suggest we schedule another conference call in the near future to discuss the results and examine the next steps from this point.

Sincerely, Tyler

Tyler Huebner ICF International 394 Pacific Ave, 2nd Floor San Francisco, CA 94111-1715 tel: 415-677-7126, fax: 415-677-7177

thuebner@icfi.com

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{In Archive} Re: Pacific Northwest Memo

Alexandra Sullivan to: Tracy Narel

Cc: Caterina Hatcher, Michael Zatz, Leslie Cook

Archive:

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3	Alexandra Sullivan	Pacific Northwest Memo
2	Leslie Cook	Hi Alexandra, Thanks for sending. Is this available to send to Stuart
3	Alexandra Sullivan	Tracy, Are you comfortable with others sharing this pacific north

Tracy,

Are you comfortable with others sharing this pacific northwest memo? You're the one whose contact information appears :)

Thanks,

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Leslie Cook

Hi Alexandra, Thanks for sending. Is this avail...

01/22/2009 02:39:12 PM

01/26/2009 07:56 AM

From:

Leslie Cook/DC/USEPA/US

To:

Alexandra Sullivan/DC/USEPA/US@EPA

Cc:

Michael Zatz/DC/USEPA/US, Caterina Hatcher/DC/USEPA/US@EPA

Date:

01/22/2009 02:39 PM

Subject:

Re: Pacific Northwest Memo

Hi Alexandra,

Thanks for sending. Is this available to send to Stuart and Donna with the State of WA because they have been asking related questions in relation to pending legislation?

Thanks, Leslie

Leslie Cook ENERGY STAR Public Sector Manager Climate Protection Partnerships Division U.S. EPA

Email: cook.leslie@epa.gov

Phone: 202.343.9174 Fax: 202.343.2204

01/14/2009 07:18:58 PM



{In Archive} Re: Commercial Real Estate vacancy/occupancy rates

Michael Zatz to: Alexandra Sullivan

01/26/2009 06:52 PM

Archive:

This message is being viewed in an archive.

3	Alexandra Sullivan	Commercial Real Estate vacancy/occupancy rates
<u>a</u>	Marc Heisterkamp	Alexandria, Thank you for this response. I have one follow up question
ı	Alexandra Sullivan	Mark, The CBECS questionnaire does set 50% as a limit, as no
(2)	Michael Zatz	Good response. I'll be curious to see their next move. Mik
<u> </u>	Marc Heisterkamp	Alexandria, Thanks again for this answer. I gave Aly Quai

Good response. I'll be curious to see their next move.

Mike

Michael Zatz
Chief, Market Sectors Group
ENERGY STAR Commercial & Industrial Branch
US Environmental Protection Agency
Phone (202) 343-9152
E-mail: zatz.michael@epa.gov

Sent by EPA Wireless E-Mail Services. Alexandra Sullivan

{In Archive} Fw: CEE- invite to comment on EPA benchmark update (offices)

Alexandra Sullivan to: BCarroll 02/11/2008 12:18 PM

Cc: Anna Stark, Alexandra Sullivan

Archive: This message is being viewed in an archive.

3	Alexandra Sullivan	Fw: CEE- invite to comment on EPA benchmark update (offices)

Brian.

Below is language that CEE used to reach out to its members regarding the stakeholder call. This type of language may also be appropriate.

Thanks, AES

---- Forwarded by Alexandra Sullivan/DC/USEPA/US on 02/11/2008 12:17 PM -----

Tracy Narel/DC/USEPA/US

11/08/2006 04:18 PM

To Cindy Jacobs/DC/USEPA/US@EPA, Alexandra Sullivan/DC/USEPA/US@EPA

CC

Subject Fw: CEE- invite to comment on EPA benchmark update

(offices)

Cindy and Alexandra:

First, congrats on getting the first, stakeholder call under your belts. I would have stayed, but needed to leave to participate in a CEE committee call. Speaking of CEE......

After getting your feedback, I had CEE shoot for the two later dates (i.e., the 29 or 30th) in Nov., to do the presentation on the updated rating. The invite below is what went out after a little back and forth. Everybody who has responded identified Nov. 29th as the only date that would work. Subject to your confirmation, the call would be scheduled for Wednesday, Nov 29th at 2 PM. Will this work for you?

Also, so far, 15 people at 13 organizations have responded indicating that they want to be on the call. This is a high response compared to similar type invites that CEE puts out to its committee members. So, we should be flattered. I'd told CEE that we were looking for 6-10 participants, so they are open to reducing participation. However, given the model for this process that we are using -- one-time, self-contained, limited follow-up, if any -- I don't see an immediate downside to having a few more people participate. If you think having 15 people creates a problem, let me know.

Please confirm the date & time, and we'll go from there. Thanks. Tracy

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J) Washington, DC 20460

Street Address (express mail and courier): 1310 L Street, NW Washington, DC 20005-4113

---- Forwarded by Tracy Narel/DC/USEPA/US on 11/08/2006 04:03 PM -----



Susan Loucks <sloucks@cee1.org> 11/03/2006 11:12 AM

To Denise Rouleau < drouleau@cee1.org>

CC

Subject CEE- invite to comment on EPA benchmark update (offices)

Dear Building Performance Committee,

As we have previously discussed, ENERGY STAR would like our committee member feedback on the proposed changes to the energy performance rating system (the benchmarking tool) for office space. Tracy Narel has offered to arrange a teleconference for the ENERGY STAR staff to review these planned updates with you and to solicit your feedback. The office module will be the first to be updated. There will be additional opportunities over the next 6 months to participate in presentations regarding the rating for other types of spaces as those modules are updated.

ENERGY STAR is interested in making it easier for organizations to improve the energy performance of their portfolios. These improvements include updating the rating system to reflect the latest available national survey data, which is the foundation of the tool. Participants in the call will be briefed on the changes that came with this updated information, as well as modifications being considered for weather normalization and additional statistical variables.

At this teleconference, EPA will give you the opportunity to ask questions and comment on these changes and preliminary results from using the updated survey information. We expect that the discussion will last about 90 minutes. Further details, including an agenda and log-in information, will be distributed in advance of the meeting. In the meantime, we would like to know if you are able to participate.

We would like to schedule this call on either Nov 29 or 30 at 2:00 Eastern Time. Please let me know if you are interested in participating, and which of these days would work best for you. We would appreciate your response by NOVEMBER 9.

Thank you and we look forward to talking with you soon.

Sincerely,

Susan Loucks

Susan Loucks, Commercial Program Associate

CONSORTIUM FOR ENERGY EFFICIENCY Working Together, Advancing Efficiency 617-589-3949 x 205 sloucks@cee1.org www.cee1.org

{In Archive} Fw: DRAFT: PM stakeholder meeting invitation

Alexandra Sullivan to: BCarroll Co: Anna Stark, Alexandra Sullivan

02/11/2008 12:18 PM

Archive:

This message is being viewed in an archive.

<u> </u>	Alexandra Sullivan	Fw: DRAFT: PM stakeholder meeting invitation	

Brian,

Here is a draft agenda from the Office meeting.

-AES

---- Forwarded by Alexandra Sullivan/DC/USEPA/US on 02/11/2008 11:58 AM -----

Cindy Jacobs/DC/USEPA/US

10/03/2006 03:32 PM

To Stuart Brodsky/DC/USEPA/US@EPA

cc "Deborah Cloutier" <Dcloutier@retechgroup.com>, "Mike Zatz" <zatz.michael@epa.gov>, sullivan.alexandra@epa.gov

Subject Re: DRAFT: PM stakeholder meeting invitation

Revised agenda attached.



stakeholder meeting agenda - office.doc

Cindy B. Jacobs U.S. EPA ENERGY STAR (202) 343-9045



{In Archive} October 2007 Portfolio Manager Changes and Potential Rating Impacts

Carroll, Brian to: Alexandra Sullivan, Alyssa Quarforth, Lisauskas. Sara

02/11/2008 12:38 PM

Archive:

This message is being viewed in an archive.

<u> </u>	Carroll, Brian	October 2007 Portfolio Manager Changes and Potential Rating Impacts

1 attachment



October 2007 Portfolio Manager Changes and Potential Rating Impacts.doc

<<October 2007 Portfolio Manager Changes and
Potential Rating
Impacts.doc>> Alexandra, Ally & Sara FYI,

Regarding what happened after you developed your report on score changes for the office rating it sounds like the team worked one on one with some of it's more prominent partners and developed the attached piece (likely pulled from your report) to send to other partners that had questions.

Brian

Brian Carroll ICF International 9300 Lee Highway Fairfax, VA 22031 Tel: 703-934-3253 Fax: 703-934-3530 bcarroll@icfi.com

Working in Support of ENERGY STAR!

----Original Message---From: Schulte, Andrew

Sent: Monday, February 11, 2008 12:04 PM

To: Carroll, Brian

Subject: Emailing: October 2007 Portfolio Manager

Changes and Potential

Rating Impacts

The message is ready to be sent with the following file or link attachments:

October 2007 Portfolio Manager Changes and Potential Rating Impacts

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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{In Archive} FW: Reminder, please RSVP: ENERGY STAR Office Stakeholders Meeting

Carroll, Brian to: Alexandra Sullivan

02/11/2008 06:35 PM

Archive:

This message is being viewed in an archive.

△ Carroll, Brian FW: Reminder, please RSVP: ENERGY STAR Office Stakeholders Meeting

Alexandra,

Nice job on the data center discussion today.

FYI, just so you have it here's the invite that went out to the office stakeholders group (see below).

Brian

Brian Carroll ICF International 9300 Lee Highway Fairfax, VA 22031 Tel: 703-934-3253 Fax: 703-934-3530 bcarroll@icfi.com

Working in Support of ENERGY STAR!

----Original Message---From: Schulte, Andrew

Sent: Monday, February 11, 2008 2:11 PM

To: Carroll, Brian

Subject: FW: FW: Reminder, please RSVP: ENERGY STAR

Office Stakeholders

Meeting

Here was a reminder e-mail that SB sent to the Office Tool Stakeholders

Group

----Original Message----

From: Brodsky.Stuart@epamail.epa.gov [mailto:Brodsky.Stuart@epamail.epa.gov] Sent: Thursday, October 19, 2006 3:26 PM

To: Dcloutier@retechgroup.com; aschulte@icfconsulting.com

Subject: Reminder, please RSVP: ENERGY STAR Office

Stakeholders Meeting

Dear Partner,

Good afternoon. I am sending this repeat of an email I sent last week, asking you to RSVP your participation in the November 8 teleconference (described below). We look forward to your participation, or a representative of your team. Thank you sincerely,

Stuart

The US EPA's ENERGY STAR program would like to invite you to participate in a teleconference on November 8 from 1:30 to 3 pm EST to discuss a number of planned updates to the energy performance rating system for office space.

EPA strives to continuously improve the ENERGY STAR tools and make it easier for organizations to improve the energy performance of their portfolios. These improvements include revising and updating the rating system to reflect the latest available national survey data which is the foundation of the tool.

At this teleconference, EPA will present and explain planned updates, giving you the opportunity to comment upon and ask questions concerning these changes. We expect that the meeting will last about 90 minutes and further details, including a meeting agenda, will be sent along shortly. In the meantime, we would like to know if you would join us in this discussion. Whether you can attend or not, we would appreciate your response by October 20th.

Thank you for continuing support of ENERGY STAR. I hope you will be able to take part in this call and share your valuable feedback. Partner input is a critical factor in the continuous improvement of the ENERGY STAR program, as well as a crucial component of transparency that EPA seeks to maintain as ENERGY STAR evolves.

Stuart Brodsky National Program Manager Commercial Property Markets ENERGY STAR Climate Protection Partnerships Division U.S. Environmental Protection Agency, Mail Code 6202J Washington, DC 20460

202 343 9242 fax: 202 343 2204 brodsky.stuart@epa.gov www.energystar.gov

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{In Archive} RE: data pull request for NYC

Mikulka, Kristine to: Stuart Brodsky

Cc: Denessa Moses, Anna Stark, Alexandra Sullivan, Michael Zatz This message is being viewed in an archive.

03/18/2008 02:12 PM

Archive:

2)	i	Mikulka, Kristine	RE: data pull request for NYC

1 attachment



NYC_PM_AHQ_Req_Spec.xls

Hi Stuart -

I have attached the report requirements and template for your review.

Please let me know if you have any questions. Once we get the okay from you we will move forward with putting the report together.

Thanks, Kristine

----Original Message----From: Mikulka, Kristine

Sent: Tuesday, March 18, 2008 10:23 AM To: 'Brodsky.Stuart@epamail.epa.gov'

Cc: moses.denessa@epa.gov; stark.anna@epa.gov;
sullivan.alexandra@epa.gov; zatz.michael@epa.gov

Subject: RE: data pull request for NYC

Hi Stuart -

Denessa sent us the request and we are reviewing. We will send back a template of the report with the requirements and any questions we have for the report. We will get this to you today.

Thanks, Kris

----Original Message----

From: Brodsky.Stuart@epamail.epa.gov [mailto:Brodsky.Stuart@epamail.epa.gov] Sent: Tuesday, March 18, 2008 10:14 AM

To: Brodsky.Stuart@epamail.epa.gov; Mikulka, Kristine Cc: moses.denessa@epa.gov; stark.anna@epa.gov; sullivan.alexandra@epa.gov; zatz.michael@epa.gov Subject: Re: data pull request for NYC

Kris,

I realize Denessa is out most of this week. Can you please review the item below and provide me feedback as soon as you

thanks.

Sb.

Stuart Brodsky National Program Manager, Commercial Properties ENERGY STAR

United States Environmental Protection Agency 1200 Pennsylvania Avenue, NW, Code 6202J Washington, DC 20460

202 343 9242 office phone 202 215 3387 travel cell (no mail box) brodsky.stuart@epa.gov www.energystar.gov

Stuart

Brodsky/DC/USEPA

/US

To

Denessa Moses

03/18/2008 09:13

CC

MA

stark.anna@epa.gov,

sullivan.alexandra@epa.gov,

zatz.michael@epa.gov

Subject

data pull

request for NYC

Denessa,

Based on feedback from team members, I think the data pull that would help us most, in preparation for the meeting on March 28, would include the following

Office and Financial service centers in 10001 to 20025

Owner/manager office properties square footage zip code rating source eui in kbtu site eui in kbtu indication if there's steam year built street address last update

In addition, can you please give us:

a count of total number of office properties and total number of financial centers with benchmarks within Portfolio Manager and the average rating of all office buildings and average rating of all financial service centers within Portfolio Manager.

Can you please advise us if this data can be shared back to us by Thursday or Friday.

Thanks mucho mucho, and very very much.

Sb.

Stuart Brodsky National Program Manager, Commercial Properties ENERGY STAR

United States Environmental Protection Agency 1200 Pennsylvania Avenue, NW, Code 6202J Washington, DC 20460

202 343 9242 office phone 202 215 3387 travel cell (no mail box) brodsky.stuart@epa.gov www.energystar.gov



{In Archive} Data collection from EPA Rating System for the Northwest Huebner, Tyler

to:

Spencer Moersfelder, brandon.adams, Vowles, Mira K - KLH-1, Skip Schick 07/02/2008 06:24 PM

Cc:

Tracy Narel, Alexandra Sullivan, "McGlynn, Edward"

Hide Details

From: "Huebner, Tyler" <THuebner@icfi.com>

To: "Spencer Moersfelder" <spencer@energytrust.org>, <brandon.adams@state.or.us>,

"Vowles, Mira K - KLH-1" <mkvowles@bpa.gov>, "Skip Schick"

<SSchick@nwalliance.org>,

Cc: Tracy Narel/DC/USEPA/US@EPA, Alexandra Sullivan/DC/USEPA/US@EPA,

"McGlynn, Edward" <EMcGlynn@icfi.com>

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1 Attachment



Data Collection Request for Pacific NW 7-2-08.doc

Dear Mira, Brandon, Skip, and Spencer,

Thanks again Mira for giving us the opportunity to discuss details of the EPA Rating and Portfolio Manager on Friday, May 16. This email follows-up to that meeting. From my notes, you are the four people that will participate in the process with EPA to scope what data should be collected to examine some of the questions about the EPA rating system for buildings in the Northwest. Please see the attached proposal for proceeding on this data collection effort – we propose to schedule a conference call within the next two weeks to discuss this and move forward. I will follow-up with some potential timing options for a phone call.

I apologize for the delay in getting this to you, but we look forward to moving on this.

-Tyler

Tyler Huebner

ICF International 394 Pacific Ave, 2nd Floor San Francisco, CA 94111-1715 tel: 415-677-7126, fax: 415-677-7177 thuebner@icfi.com

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{In Archive} Fw: Responses to SRA questions on Data request for PNW analysis

Tracy Narel to: Thuebner

10/14/2008 10:11 AM

Cc: Alexandra Sullivan

Archive:

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Tracy Narel Fw: Responses to SRA questions on Data request for PNW analysis

Tyler:

Looks like we'll get the data next week.

Tracy

----- Forwarded by Tracy Narel/DC/USEPA/US on 10/14/2008 10:10 AM -----



Denessa Moses/DC/USEPA/US

10/14/2008 07:01 AM

To Tracy Narel/DC/USEPA/US@EPA

cc Alexandra Sullivan/DC/USEPA/US

Subject Fw: Responses to SRA questions on Data request for PNW analysis

Tracy:

FYI, this report will be delivered to you by COB Tuesday, October 21, 2008. Let me know if you have any questions.

- Denessa

----- Forwarded by Denessa Moses/DC/USEPA/US on 10/14/2008 06:58 AM -----



"Hughes, Jennifer"

<Jennifer_Hughes@sra.com>

To Denessa Moses/DC/USEPA/US@EPA

10/08/2008 11:30 AM

CC

Subject FW: Responses to SRA questions on Data request for PNW analysis

Denessa - I noticed you weren't included on this email and just wanted to make sure you have all the information for this.

Jennifer C. Hughes

IT Project Manager
3434 Washington Blvd.
Arlington, VA 22201
(o) 703-284-6936
(c) 703-786-5311
Jennifer_Hughes@SRA.com

----Original Message----

From: Narel.Tracy@epamail.epa.gov [mailto:Narel.Tracy@epamail.epa.gov]

Sent: Friday, October 03, 2008 10:25 AM To: Mikulka, Kristine; Hughes, Jennifer

Cc: Sullivan.Alexandra@epamail.epa.gov; THuebner@icfi.com

Subject: Responses to SRA questions on Data request for PNW analysis

Attached are Alexandra's responses to your questions. Tracy

(See attached file: PNWRequest_SRAQs_AES.doc) ******

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J)

Washington, DC 20460

Street Address (express mail and courier):

1310 L Street, NW

Washington, DC 20005-4113



{In Archive} Operating Hours Deborah Cloutier

to:

Alyssa Quarforth, Alexandra Sullivan 10/17/2008 05:33 PM

Cc:

"'Schulte, Andrew'", DEMiller, adrucker, "'Dr. Sharon L. Levin, MBA, CPA'" Hide Details

From: "Deborah Cloutier" <dcloutier@jdmgmt.com>

To: Alyssa Quarforth/DC/USEPA/US@EPA, Alexandra Sullivan/DC/USEPA/US@EPA,

Cc: "Schulte, Andrew'" < ASchulte@icfi.com>, < DEMiller@icfi.com>,

<adrucker@jdmgmt.com>, "'Dr. Sharon L. Levin, MBA, CPA""

<SLevin@ManageEnergy.com>

Please respond to <dcloutier@jdmgmt.com> History: This message has been forwarded.

Archive: This message is being viewed in an archive.

1 Attachment



Operating Hours Guidance (JDM 10-17-08).doc

Aly and Alexandra,

My apologies for not sending along our comments and suggested FAQ's sooner for the operating guidance piece. Please find attached your document with track changes indicating our suggested edits, comments, and potential FAQs. I suggest we schedule a call to discuss further and next steps.

Please don't hesitate to call me with any questions or to walk thru the comments. Thank you, and hope you have a great weekend.

Deborah Cloutier
JDM Associates
2336 Barbour Road, Falls Church, VA 22043
703.573.5588 o | 703.562.0855 f | 703.447.6400 c
dcloutier@jdmgmt.com



In Archive Re: Eligibility Rules Denessa Moses to: Alexandra Sullivan

Cc: Jennifer_Hughes

11/13/2008 11:58 AM

Histor	This mess	sage has been replied to.
Archiv	/e: This mess	sage is being viewed in an archive.
<i>3</i>	Alexandra Sullivan	Eligibility Rules
<u> </u>	Denessa Moses	Alexandra, Jennifer confirmed that this change will be made with the F
3	Alexandra Sullivan	Great! Thank you.
<i>3</i>	Alexandra Sullivan	Denessa and Jennifer, Do we want to have a meeting about this
2	Hughes, Jennifer	Considering you don't recall a final decision being made

Alexandra,

Jennifer confirmed that this change will be made with the Feb. release.

Thanks.

- Denessa

Alexandra Sullivan Denessa, Early this year we went through requir... 11/12/2008 08:49:29 AM

{In Archive} Re: Eligibility Rules Alexandra Sullivan to: Denessa Moses

Cc: Jennifer_Hughes

Archive:

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3	Alexandra Sullivan	Eligibility Rules
23	Denessa Moses	Alexandra, Jennifer confirmed that this change will be made with the F
	Alexandra Sullivan	Great! Thank you.
3	Alexandra Sullivan	Denessa and Jennifer, Do we want to have a meeting about this
മ	Hughes, Jennifer	Considering you don't recall a final decision being made

Great!

Thank you.

Alexandra Sullivan

U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Denessa Moses

Alexandra, Jennifer confirmed that this change...

11/13/2008 11:58:34 AM

11/13/2008 12:03 PM

Updated Model Attribute Comparison Memo Sudhir Paladugu

to:

Michael Zatz, Alexandra Sullivan 02/13/2013 07:32 AM

Hide Details

From: Sudhir Paladugu/DC/USEPA/US

To: Michael Zatz/DC/USEPA/US@EPA, Alexandra Sullivan/DC/USEPA/US@EPA,

2 Attachments





Model Attribute Comparison.xlsx Model Attribute Comparison Preliminary Memo 2013-02-12.docx

Hello

I've attached the memo and an excel file containing all the calculations and figures in the memo. Please note that not all of the figures are in the memo. If you would like to reference any that are not included in the memo, feel free to use the excel file. There are about 40 figures and I have put some hyperlinks at the top of each tab for convenience.

Thanks,

Sudhir Paladugu U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9181 paladugu.sudhir@epa.gov

From:

Sullivan, Alexandra

Sent:

Thursday, April 18, 2013 3:19 PM

To:

Paladugu, Sudhir

Subject:

RE: Office Model Evaluation Project, I'm beginning work on this

Hi Sudhir,

I have placed it in the C&I Tools Team Folder: G:\CPPD\C&I Branch\C&I Tools Team

Thanks,

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040

From: Paladugu, Sudhir

Sent: Thursday, April 18, 2013 1:41 PM

To: Sullivan, Alexandra

Subject: RE: Office Model Evaluation Project, I'm beginning work on this

Hi Alexandra,

I don't have that one and would appreciate it if you could put it on the G:Drive. What location will it be in?

Thanks,

Sudhir Paladugu

U.S. EPA, ENERGY STAR

Washington, DC

From: Sullivan, Alexandra

Sent: Thursday, April 18, 2013 12:42 PM

To: Paladugu, Sudhir **Cc:** Zatz, Michael

Subject: RE: Office Model Evaluation Project, I'm beginning work on this

Sudhir,

I want you to use the filtered Office data that we pulled for Data Trends, but February 2012 is not the right date. We pulled the data and ICF filtered in in July. There is a filtered office file dated 7/31/2012, do you have that file? If not, then I can put it on the G-Drive. It is 40MB, so I don't want to try to send over the internet with Outlook.

Thanks,

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J

Washington, DC 20460 202.343.9040

From: Paladugu, Sudhir

Sent: Thursday, April 18, 2013 12:38 PM

To: Sullivan, Alexandra **Cc:** Zatz, Michael

Subject: Office Model Evaluation Project, I'm beginning work on this

Hi Alexandra,

So I'm going to begin working on this. Did you want me to use the filtered office data that you pulled from BI in February 2012 for the DataTrends work? I think you said this, but I just wanted to confirm.

Thanks,

Sudhir Paladugu U.S. EPA, ENERGY STAR Washington, DC

From:

Sullivan, Alexandra

Sent:

Tuesday, May 28, 2013 3:10 PM

To:

Lisauskas, Sara; Vonneida, Bill; michel.gauvin@nrcan-rncan.gc.ca; Justin.Leclair@NRCan-

RNCan.gc.ca

Cc: Subject: Greenburg, Seth RE: Office reference

Attachments:

Office_20130528 v2_AES.docx

Sara,

(b)(5)

However, I also felt like the first two sections (Overview and Model Summary) seemed to overlap too much. My suggestion is to remove the model summary section and just have an overview. In the attached, I tried to use a bullet list to highlight some key take away points.

Some thoughts for discussion:

- Tense. Our documents are not consistent in tense. I think I prefer the present tense, though we may need to have a few things in past tense if we're referring to something specifically.
- Variable Names. One version had a question about removing the "variable names" I think I prefer this approach
 even though it does mean the figure with the model and the example are more clunky.
 - o I think we've also been inconsistent with capitalization (Source EUI, Office). The web team has a preference for not capitalizing. So, I think we should say "office" rather than "Office" throughout.
- Visuals. Are there any visuals/figures we think would be helpful?
 - o I like the new treatment of the example.
- Tone. This document is a little drier than some of the new ones we're writing. Do we want to soften it up with the second person? I've done a little of this, but I think this is inherently more dry.
- Country. Do we need the country (US or Canada) to be more prominent?
- Campus. Do we need to explain what we do for multi-building properties better? The overall document explains
 that some are at the campus level while others are building level. I think this message should probably within
 each document, too.

Looking forward to discussing more tomorrow.

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

From: Lisauskas, Sara [mailto:Sara.Lisauskas@icfi.com]

Sent: Tuesday, May 28, 2013 11:23 AM

To: Sullivan, Alexandra; Vonneida, Bill; michel.gauvin@nrcan-rncan.gc.ca; Justin.Leclair@NRCan-RNCan.gc.ca

Cc: Greenburg, Seth Subject: Office reference All,

Attached is a draft (actually 2 drafts) for the Office document. They are identical except for the first two pages. I'm not sure exactly how best to summarize the model on the first 2 pages, so I tried a couple of options. If everyone can make general line edits for the whole document in the Option 1 document, that would be helpful. But also please provide any thoughts on Option 1 vs. Option 2.

(Alexandra – I just got your last email as I was about to send this out, so I incorporated the new language on how to reference the other technical reference documents.)

Thanks,

Sara

SARA LISAUSKAS | Senior Manager | 978.358.7680 (o) | <u>sara.lisauskas@icfi.com</u> | <u>icfi.com</u> | <u>icfi.com</u> | <u>ICF INTERNATIONAL</u> | 100 Cambridgepark Drive, Cambridge, MA 02140 | 617.913.0564 (m) Connect with us on <u>social media</u>.

From:

Gauvin, Michel < Michel.Gauvin@NRCan-RNCan.gc.ca>

Sent:

Friday, May 31, 2013 8:58 AM

To: Cc: Sullivan, Alexandra; 'Lisauskas, Sara' Justin.Leclair@NRCan-RNCan.gc.ca

Subject:

RE: Comments for office

Attachments:

Office_20130531 v2_AES_NRCanComments.docx

Good morning,

Here are our comments for the office document. Minor comments only and we have commented on the same document that Alexandra had provided comments on.

Regards,

Michel

From:

Lisauskas, Sara <Sara.Lisauskas@icfi.com>

Sent:

Thursday, June 13, 2013 7:01 AM

To:

Sullivan, Alexandra; Vonneida, Bill; michel.gauvin@nrcan-rncan.gc.ca;

Justin.Leclair@NRCan-RNCan.gc.ca

Cc:

Greenburg, Seth

Subject: Attachments:

RE: Office document - final Office_20130613 v2.docx

Sorry, use this version instead. As I was writing instructions for our team on the remaining property types, I noticed a few areas where Office was capitalized and shouldn't have been.

Sara

SARA LISAUSKAS | Senior Manager | 978.358.7680 (o) | <u>sara.lisauskas@icfi.com</u> | <u>icfi.com</u> | <u>icfi.com</u> | <u>ICF INTERNATIONAL</u> | 100 Cambridgepark Drive, Cambridge, MA 02140 | 617.913.0564 (m) Connect with us on social media.

From: Lisauskas, Sara

Sent: Thursday, June 13, 2013 6:06 AM

To: 'Sullivan, Alexandra'; Bill Von Neida (vonneida.bill@epa.gov) (vonneida.bill@epa.gov); michel.gauvin@nrcan-

rncan.gc.ca; Justin.Leclair@NRCan-RNCan.gc.ca

Cc: Greenburg, Seth

Subject: Office document - final

All,

Attached is an updated version of the Office document. I incorporated all of Alexandra's changes. I also made a few of my own. Most were minor formatting changes. There were a few changes that were slightly more substantial, which are included below:

- On the first page, under the Release Date, I kept the "for offices" that Alexandra removed. I assume you were doing that to keep the bullet from going onto two lines, but I think it does lose some meaning when you take it out, and might imply that all scores are updated on the same schedule. Instead, I removed "in the United States" from the bullet on Reference Data to gain a line there. Since it is included in the document title, and called out more explicitly on the next page, I don't think it is necessary in the intro.
- I removed a few references to "EPA" throughout the document and replaced them with "we" or "Portfolio Manager". That will make it easier to use the same language for the NRCan models.
- In the ENERGY STAR score example at the end, in the second to last line of the document, I changed the way we describe how to look up the ratio in the table. The language was left over from when we only had one column of values in the table, rather than a range, so it didn't quite make sense.

I think this will make a better starting point for the NRCan models, so hopefully you haven't worked on those yet. I will use this as a basis for the U.S. models. Unless anyone identifies any problems, I think we can consider this final.

Sara

SARA LISAUSKAS | Senior Manager | 978.358.7680 (o) | <u>sara.lisauskas@icfi.com</u> | <u>icfi.com</u> | <u>icfi.com</u> | <u>ICF INTERNATIONAL</u> | 100 Cambridgepark Drive, Cambridge, MA 02140 | 617.913.0564 (m)

From:

Sullivan, Alexandra

Sent:

Tuesday, June 25, 2013 12:27 PM

To: Subject:

Alexandra_Sullivan@SRA.COM FW: Emailing: Office-Score-Test

Attachments:

Office-Score-Test.xlsx

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

----Original Message----

From: Frasineanu, Catalin [mailto:Catalin_Frasineanu@sra.com]

Sent: Tuesday, June 25, 2013 12:18 PM

To: Sullivan, Alexandra

Subject: Emailing: Office-Score-Test

Your message is ready to be sent with the following file or link attachments:

Office-Score-Test

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

From: Sullivan, Alexandra

Sent: Sunday, July 07, 2013 1:04 PM

To: Frasineanu, Catalin

Cc: Sullivan, Alexandra - NONEMP; Kent, Justin

Subject: Office Question

Hi Catalin,

I have a question on Office. For the Office we give the user the following selections for percent heated and cooled:

- + More than 50%
- + Less than 50%
- + Not Heated

Could you clarify how these answers are applied within the calculation? Also, does the database store these values or does it convert to a percentage?

Thanks,

Alexandra Sullivan

U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

From:

Sullivan, Alexandra

Sent:

Thursday, September 19, 2013 10:55 AM

To:

Zatz, Michael

Subject:

RE: PM Sensitivity to Workers Case Study

Attachments:

Greg Kats REvised_20130914.docx

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

From: Zatz, Michael

Sent: Thursday, September 19, 2013 10:52 AM

To: Sullivan, Alexandra

Subject: Re: PM Sensitivity to Workers Case Study

Do you have the attachment?

Mike

Michael Zatz

Chief, Market Sectors Group

ENERGY STAR Commercial & Industrial Branch

U.S. Environmental Protection Agency

Tel: 202-343-9152

E-mail: <u>zatz.michael@EPA.gov</u>
Web: <u>www.energystar.gov/buildings</u>

From: Sullivan, Alexandra

Sent: Thursday, September 19, 2013 10:25:43 AM

To: Sauchelli, Robert

Cc: Nils Klinkenberg; Zatz, Michael

Subject: RE: PM Sensitivity to Workers Case Study

Bob,

The analysis makes sense to me, but I am still a little confused on the context of this work. Are you planning to send this memo externally, or is this an internal communication?

If this document is intended to respond to specific questions from a partner (Greg?) then I think we need to discuss how the information is best presented. I would probably recommend starting with a phone call.

Thanks,

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

From: Sauchelli, Robert

Sent: Monday, September 16, 2013 5:03 PM

To: Sullivan, Alexandra **Cc:** Nils Klinkenberg

Subject: PM Sensitivity to Workers Case Study

Hi Alexandra,

A few weeks ago I mentioned that we were looking at the sensitivity of PM Scores to worker intensity. Attached is a ONE PAGE summary of our analysis.

Please take a look and let me know if it makes sense to you.

Thanks, Bob

Robert Sauchelli ENERGY STAR Program Manager 290 Broadway 25th Floor New York, NY 10007-1866 Phone 212-637-3749



{In Archive} Re: Commercial Real Estate vacancy/occupancy rates

Alexandra Sullivan to: Anna Stark

12/12/2008 02:56 PM

Archive:

This message is being viewed in an archive.

-		
3	Alexandra Sullivan	Commercial Real Estate vacancy/occupancy rates
۵	Marc Heisterkamp	Alexandria, Thank you for this response. I have one follow up question
3	Alexandra Sullivan	Mark, The CBECS questionnaire does set 50% as a limit, as no
a	Michael Zatz	Good response. I'll be curious to see their next move. Mik
2	Marc Heisterkamp	Alexandria, Thanks again for this answer. I gave Aly Quai

yeah you are:)

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov
-----Anna Stark/DC/USEPA/US wrote: -----

To: Alexandra Sullivan/DC/USEPA/US@EPA

From: Anna Stark/DC/USEPA/US

Date: 12/12/2008 02:49PM

Subject: Re: Commercial Real Estate vacancy/occupancy rates

I am a star;)
Anna Stark
Program Manager
ENERGY STAR Commercial Properties
US EPA
(202) 343-9184
stark.anna@epa.gov

Sent by wireless blackberry

From: Alexandra Sullivan

Sent: 12/12/2008 02:07 PM EST

To: "Marc Heisterkamp" <mheisterkamp@usgbc.org>

Cc: Michael Zatz; Anna Stark

Subject: Commercial Real Estate vacancy/occupancy rates

Marc,

My colleague, Anna Star, forwarded your questions regarding occupancy rates and Portfolio Manager. I work on ENERGY STAR rating development for Portfolio Manager and I serve as our primary Liaison for

LEED-EB work.

I would like to thank you for your inquiry, and I'm happy to provide some additional information that I hope will be helpful to you on the four questions you ask:

Q: Does Energy Star base their 75% threshold off occupancy and not leased space?

A: In order to apply for an ENERGY STAR label, an office building must be 75% occupied. This is based on the actual occupancy of the building. While the normal basis is on actual occupancy, we might consider accepting leased space as the basis only if the vacant leased space is still fully conditioned (heated or cooled) as it would be if it were occupied, and assuming the leased space also meets other requirements and thresholds.

Q: Is Energy Star considering lowering that threshold to account for market realities in commercial office space?

A: We are not considering lowering the occupancy threshold of 75% for applying for the ENERGY STAR label, and have not received any requests to do so.

Q: How does Energy Star treat properties that meet the score thresholds but have lower than 75% occupancy?

A: If a building applies for the ENERGY STAR label with an occupancy of less than 75%, that application would be denied.

Q: How does a occupancy of less than 75% impact the technical validity of an Energy Star score?

A: When we developed the ENERGY STAR rating system for office buildings, it was developed based on analysis of buildings with occupancy rates of 75% or greater. Hence, this is the range of applicability. We have not investigated the technical validity of the rating for buildings with occupancy below 75%. I hope this information helps to answer your questions and I am happy to discuss any additional items, as needed.

Thank you,

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov



{In Archive} RE: Cadmus review of EnergyStar Portfolio Manager for NW speak on the 3rd?

Tracy Narel to: Alexandra Sullivan

02/02/2009 03:54 PM

Cc: "McGlynn, Edward", Leslie Cook, "Lisauskas, Sara", "Huebner, Tyler"

Archive:

This message is being viewed in an archive.

2	Tracy Narel	Fw: Cadmus review of EnergyStar Portfolio Manager for NW	
۵	Huebner, Tyler	Tracy,	
ف	Tracy Narel	Tyler: Thanks for highlighting this comparison. Leslie and I are	
<u>a</u>	Lisauskas, Sara	All, I have a few comments:	
۵	Tracy Narel	Sara: Lot's of good work here. Thanks. At first rea	

Sorry to have been unavailable last week. I had lunch with Rob Russell of NEEA to whom the Cadmus memo is addressed and got a few more insights from him. He told me that Energy Trust of Oregon holds the contract with Cadmus, so I will need to ask them directly for the original Cadmus analysis.

Tyler made the point that we'd need an internal discussion before speaking with the external folks. I know the analytical teams are jammed up. Would it be possible to have a short conversation tomorrow, Tuesday, Feb 3rd to touch base on Sara's points? If not, we'll need to look for times next week, on or after Wed., Feb 11th.

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J)

Washington, DC 20460

Street Address (express mail and courier):

1310 L Street, NW

Washington, DC 20005-4113

 Alexandra Sullivan
 Tracy,
 01/26/2009 12:42:44 PM

 Tracy Narel
 Sara: Lot's of good work here. Thanks. At first...
 01/23/2009 05:17:52 PM

 "Lisauskas, Sara"
 All, I have a few comments:
 01/23/2009 11:48:47 AM

{In Archive} Re: Internal discussion of Cadmus review of EnergyStar Portfolio Manager for NW speak on the12th

Alexandra Sullivan to: Tracy Narel

02/02/2009 04:37 PM

Cc: "McGlynn, Edward", Leslie Cook, "Lisauskas, Sara", "Huebner, Tyler"

Archive

This message is being viewed in an archive.

A	inis mes	ssage is being viewed in an archive.
23	Tracy Narel	Fw: Cadmus review of EnergyStar Portfolio Manager for NW
<u>a</u>	Huebner, Tyler	Tracy,
<u>a</u>	Tracy Narel	Tyler: Thanks for highlighting this comparison. Leslie and I are
<u>a</u>	Lisauskas, Sara	All, I have a few comments:
2	Tracy Narel	Sara: Lot's of good work here. Thanks. At first rea

Tracy,

1 pm eastern works for me. I've marked my calendar. I am also quite flexible that day.

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Tracy Narel

Let me propose Thursday, the 12th at 1 PM East...

02/02/2009 04:19:54 PM

From:

Tracy Narel/DC/USEPA/US

To:

"Lisauskas, Sara" <SLisauskas@icfi.com>

Cc:

Alexandra Sullivan/DC/USEPA/US@EPA, "McGlynn, Edward" <EMcGlynn@icfi.com>, Leslie

Cook/DC/USEPA/US@EPA, "Huebner, Tyler" <THuebner@icfi.com>

Date:

02/02/2009 04:19 PM

Subject:

Internal discussion of Cadmus review of EnergyStar Portfolio Manager for NW speak on the 12th

Let me propose Thursday, the 12th at 1 PM Eastern, that will be a civilized hour for Tyler. But, I'm open on 12th all afternoon in case we need to adjust.

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J)

Washington, DC 20460

Street Address (express mail and courier):

1310 L Street, NW

"Lisauskas, Sara"

That's right, I forgot about that webinar. I'm prett...

02/02/2009 04:06:59 PM



Archive:

{In Archive} Re: Vacancy Rule for Labels

Michael Zatz to: Alexandra Sullivan

Cc: Alyssa Quarforth

This message is being viewed in an archive.

02/20/2009 10:57 AM

2	Alyssa Quarforth	Vacancy Rule for Labels	
Θ	Michael Zatz	Aly, Alexandra and I talked about this briefly on Friday. I'm happy to ha	
3	Alexandra Sullivan	Mike/Aly, This is an issue that we should follow-up with through	
<u>a</u>	Michael Zatz	Alexandra, Either of those dates/times work for me. We si	
23	Alyssa Quarforth	I think we already talked about this but I am out of town the	

Alexandra.

Either of those dates/times work for me. We should meet internally first to discuss.

Thanks.

Mike

Mike Zatz
Chief, Market Sectors Group
ENERGY STAR Commercial and Industrial Branch
Office of Air and Radiation, USEPA
Phone (202) 343-9152 Fax (202) 343-2204
E-mail: zatz.michael@epa.gov

Alexandra Sullivan

Mike/Aly, This is an issue that we should follow...

02/20/2009 08:28:57 AM

From: To:

Cc:

Alexandra Sullivan/DC/USEPA/US Michael Zatz/DC/USEPA/US@EPA Alyssa Quarforth/DC/USEPA/US@EPA

Date:

02/20/2009 08:28 AM

Subject:

Re: Vacancy Rule for Labels

Mike/Aly,

This is an issue that we should follow-up with through a meeting with USGBC, with Mike and Mark. I looked in Lotus, and the three of us are available 2:30-5 pm on Monday March 16 and Wednesday March 18.

Please let me know if these dates seem good to you. If I don't hear otherwise, I will send an email to USGBC this afternoon to with those two slots.

Thanks,

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

> Michael Zatz Alyssa Quarforth

Aly, Alexandra and I talked about this briefly on...

02/15/2009 04:16:44 PM



{In Archive} Re: Did we decide on a time and date to speak with Mike about the vacancy rule?

Alexandra Sullivan to: Alyssa Quarforth

02/27/2009 11:11 AM

Archive:

This message is being viewed in an archive.

3	Alexandra Sullivan	I sent an email to Marc and Mike O earlier this week, but they did no
Δ	Alyssa Quarforth	No I mean the first meeting with Mike Z about what "our" (EPA's,
<i>3</i>	Alexandra Sullivan	oh, no. I guess we should try to do that next week? I think

oh, no. I guess we should try to do that next week? I think we should have Sara participate, too. She may have good perspective on the technical side, since we cannot really "test" this with CBECS.

You, Mike, and I are all good about Lotus calendars. So, I can give a look at our schedules on Monday to see if I can put something on the map.

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov
-----Alyssa Quarforth/DC/USEPA/US wrote: -----

To: Alexandra Sullivan/DC/USEPA/US@EPA From: Alyssa Quarforth/DC/USEPA/US

Date: 02/27/2009 09:38AM

Subject: Re: Did we decide on a time and date to speak with Mike about the vacancy rule?

No I mean the first meeting with Mike Z about what "our" (EPA's) stance is on it.....

Alyssa Quarforth
Program Manager
ENERGY STAR, Commercial Properties
Climate Protection Partnerships Division, US EPA

Mail Code: 6202J Washington DC 20460 202.343.9604

Quarforth.Alyssa@epa.gov

Alexandra Sullivan---02/27/2009 09:33:24 AM---I sent an email to Marc and Mike O earlier this week, but they did not respond.

From: Alexandra Sullivan/DC/USEPA/US

To:

Alyssa Quarforth/DC/USEPA/US@EPA

Date:

02/27/2009 09:33 AM

Subject: Re: Did we decide on a time and date to speak with Mike about the vacancy rule?

I sent an email to Marc and Mike O earlier this week, but they did not respond.

I will followup again on Monday or Tuesday. We were looking at the last week of March - like the 23 or 24.

Alexandra Sullivan

U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

-----Alyssa Quarforth/DC/USEPA/US wrote: -----

To: Alexandra Sullivan/DC/USEPA/US@EPA From: Alyssa Quarforth/DC/USEPA/US

Date: 02/26/2009 07:04PM

Subject: Did we decide on a time and date to speak with Mike about the vacancy rule?

Alyssa Quarforth Program Manager **ENERGY STAR, Commercial Properties** Climate Protection Partnerships Division, US EPA

Mail Code: 6202J Washington DC 20460 202.343.9604 Quarforth.Alyssa@epa.gov



{In Archive} Fw: Portfolio manager draft report

Tracy Narel to: THuebner
Cc: SLisauskas, Alexandra Sullivan

03/10/2009 11:48 AM

Archive:

This message is being viewed in an archive.

23	Tracy Narel	Fw: Portfolio manager draft report

Tyler, et al:

FYI. A couple of weeks ago, I did convince ETO to send me the original draft Cadmus analysis. They hesitated, since a revised final will be due soon. Since I promised to limit circulation, and given the demands on your time, I decided not to forward. However, if I don't get the final by tomorrow, I'll send you the draft, so that we have some additional information.

----- Forwarded by Tracy Narel/DC/USEPA/US on 03/10/2009 11:44 AM -----

From:

"Ben Huntington" <ben.huntington@energytrust.org>

To: Date: Tracy Narel/DC/USEPA/US@EPA 02/19/2009 01:08 PM

Subject:

RE: Portfolio manager draft report

Hey Tracy,

Like I said before, if you need the draft report, I am happy to send it. Please find attached the original draft report from Cadmus. I just want to reiterate that this is only a draft and the final will look much different. There have been a few iterations since this draft but I think you should have the original which will hopefully make the memo that you have a little more meaningful. If you would like to discuss this, have questions or suggestions for the final; please don't hesitate to call me.

Thanks

Ben

----Original Message----

From: Narel.Tracy@epamail.epa.gov [mailto:Narel.Tracy@epamail.epa.gov]

Sent: Thursday, February 19, 2009 8:54 AM

To: Ben Huntington

Subject: Re: Portfolio manager draft report

Ben:

Thanks. I understand your concern, as well as Cadmus's. But, I see a couple of advantages to taking a look at the draft report while we are waiting for the final. It would provide me with more background on the analysis that was referred to and presented in Cadmus's January 15th memo to Rob Russell, which I already have. For example, I'm interest

in getting more detail on the CBSA data set. And, as EPA works to finalize our additional analysis and summary of the distribution of results of buildings in Portfolio Manager, seeing more of the structure of your analysis could help us structure our presentation. Finally, I might have some immediate questions, that you might be able to address in the final product, although I imagine there is little time remaining for that. If you share the draft with me, I wouldn't be sharing it further, since that would be very confusing given the timing. Tracy

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J)

Washington, DC 20460

Street Address (express mail and courier):

1310 L Street, NW

Washington, DC 20005-4113

From: "Ben Huntington" <ben.huntington@energytrust.org>

To: Tracy Narel/DC/USEPA/US@EPA

Date: 02/18/2009 01:28 PM

Subject: Portfolio manager draft report

Hey Tracy,

It was brought to my attention that you were looking for the draft report from Cadmus outlining their preliminary assessment of portfolio manager's applicability to the NW. I am hesitant to provide you with that draft report simply because we're expecting a final report to be completed in the next couple of weeks. Cadmus has requested that we hold off on sharing iterations of the report until the final is done. We shared the draft locally for comment and people started publicly referencing the report as if the conclusions were final which was inappropriate. That being said, if you need the draft report for the

work that you're doing, I can send it.

Please let me know if you're ok waiting a couple of weeks for a final or if you need the draft report.

Thanks.

Ben

Ben Huntington Planning Project Manager Energy Trust of Oregon, Inc. phone: 503.445.2476 fax: 503.546.6862

851 SW Sixth Avenue, #1200 Portland, OR 97204 www.energytrust.org,

[attachment "Phase 1 Energy Star Portfolio Manager Memo_081212.doc" deleted by Tracy Narel/DC/USEPA/US]



{In Archive} Updated Analysis of the Performance of Buildings in the Pacific NW with EPA's Portfolio Manager

Huebner, Tyler

to:

sschick, jpeterson, brandon.adams, mkvowles, spencer, ben.huntington, Tracy Narel, Alexandra Sullivan, Leslie Cook, McGlynn, Edward, Lisauskas, Sara, Rob Russell, Strout, Daniel

03/10/2009 08:35 PM

Hide Details

From: "Huebner, Tyler" <THuebner@icfi.com> Sort List...

To: <sschick@nwalliance.org>, <jpeterson@nwalliance.org>,

<brandon.adams@state.or.us>, <mkvowles@bpa.gov>, <spencer@energytrust.org>,

<ben.huntington@energytrust.org>, Tracy Narel/DC/USEPA/US@EPA, Alexandra

Sullivan/DC/USEPA/US@EPA, Leslie Cook/DC/USEPA/US@EPA, "McGlynn, Edward"

<EMcGlynn@icfi.com>, "Lisauskas, Sara" <SLisauskas@icfi.com>, "Rob Russell"

<RRussell@nwalliance.org>, "Strout, Daniel" <DStrout@icfi.com>,

Archive: This message is being viewed in an archive.

1 Attachment



Pacific Northwest Portfolio Manager Performance Update Mar102009.pdf

Hello all.

In advance of our conversation on Thursday, March 12, we are presenting this update on the previous document that we circulated on January 12. In this update, we have included the distribution of scores of Office buildings in the Portfolio Manager system for the cases that we evaluated. In addition, in tables 1a and 2a, the terminology was updated to clarify the meanings, specifically due to any confusion between what might be statistically significant differences and not.

The results of this update come from the same analysis, and are therefore unchanged.

Please let me know if you have any questions on this updated analysis. We hope that we've provided the information in sufficient advance of the call that we can base our discussion on this updated and more complete document.

Looking forward to our conversation,

Tyler

Tyler Huebner

IČF International 394 Pacific Ave, 2nd Floor San Francisco, CA 94111-1715 tel: 415-677-7126, fax: 415-677-7177 thuebner@icfi.com



Call w/ PNW -- conf room

Thu 03/12/2009 1:00 PM - 2:00 PM

Attendance is required for Alexandra Sullivan
Chair: Tracy Narel/DC/USEPA/US

Rooms:

1310L Room 957/DC-1310L-OAR@EPA

Required:

Alexandra Sullivan/DC/USEPA/US@EPA

Description

Personal Notes



{In Archive} Fw: Portfolio manager draft report

Tracy Narel to: Alexandra Sullivan, SLisauskas, THuebner This message is being viewed in an archive.

03/12/2009 11:04 AM

Archive:

	racy Narel	Fw: Portfolio manager draft report
<u>د</u> ک	luebner, Tyler	Thanks Tracy.
∆ T	racy Narel	l agree. Today's focus is EPA's analysis. I think you could facil.
∆ F	luebner, Tyler	Sounds good. Just to let you know, Brandon Adams has le

Final report will not be ready, seems like we are missing it by a few days. So, I'm somewhat reluctantly forwarding this as background for today's meeting. I think we should wait until we see the revision to spend time, but as background it's good we have this.

----- Forwarded by Tracy Narel/DC/USEPA/US on 03/12/2009 11:02 AM -----

From:

"Ben Huntington" <ben.huntington@energytrust.org>

To:

Tracy Narel/DC/USEPA/US@EPA

Date:

02/19/2009 01:08 PM

Subject:

RE: Portfolio manager draft report

Hey Tracy,

Like I said before, if you need the draft report, I am happy to send it. Please find attached the original draft report from Cadmus. I just want to reiterate that this is only a draft and the final will look much different. There have been a few iterations since this draft but I think you should have the original which will hopefully make the memo that you have a little more meaningful. If you would like to discuss this, have questions or suggestions for the final; please don't hesitate to call me.

Thanks

Ben

----Original Message----

From: Narel.Tracy@epamail.epa.gov [mailto:Narel.Tracy@epamail.epa.gov]

Sent: Thursday, February 19, 2009 8:54 AM

To: Ben Huntington

Subject: Re: Portfolio manager draft report

Ben:

Thanks. I understand your concern, as well as Cadmus's. But, I see a couple of advantages to taking a look at the draft report while we are waiting for the final. It would provide me with more background on the analysis that was referred to and presented in Cadmus's January 15th memo to Rob Russell, which I already have. For example, I'm interest in getting more detail on the CBSA data set. And, as EPA works to finalize our additional analysis and summary of the distribution of results of buildings in Portfolio Manager, seeing more of the structure

of your analysis could help us structure our presentation. Finally, I might have some immediate questions, that you might be able to address in the final product, although I imagine there is little time remaining for that. If you share the draft with me, I wouldn't be sharing it further, since that would be very confusing given the timing. Tracy

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J)

Washington, DC 20460

Street Address (express mail and courier):

1310 L Street, NW

Washington, DC 20005-4113

From: "Ben Huntington" <ben.huntington@energytrust.org>

To: Tracy Narel/DC/USEPA/US@EPA

Date: 02/18/2009 01:28 PM

Subject: Portfolio manager draft report

Hey Tracy,

It was brought to my attention that you were looking for the draft report from Cadmus outlining their preliminary assessment of portfolio manager's applicability to the NW. I am hesitant to provide you with that draft report simply because we're expecting a final report to be completed in the next couple of weeks. Cadmus has requested that we hold off on sharing iterations of the report until the final is done. We shared the draft locally for comment and people started publicly referencing the report as if the conclusions were final which was inappropriate. That being said, if you need the draft report for the work that you're doing, I can send it.

Please let me know if you're ok waiting a couple of weeks for a final or

if you need the draft report.

Thanks.

Ben

Ben Huntington Planning Project Manager Energy Trust of Oregon, Inc. phone: 503.445.2476 fax: 503.546.6862

851 SW Sixth Avenue, #1200 Portland, OR 97204 www.energytrust.org,



Phase 1 Energy Star Portfolio Manager Memo_081212.doc



{In Archive} RE: Portfolio manager draft report

Huebner, Tyler to: Tracy Narel
Cc: Alexandra Sullivan, "Lisauskas, Sara"

03/12/2009 12:54 PM

Archive:

This message is being viewed in an archive.

 ☑
 Tracy Narel
 Fw: Portfolio manager draft report

 ☑
 Huebner, Tyler
 Thanks Tracy.

 ☑
 Tracy Narel
 I agree. Today's focus is EPA's analysis. I think you could facil.

 ☑
 Huebner, Tyler
 Sounds good. Just to let you know, Brandon Adams has let

Sounds good.

Just to let you know, Brandon Adams has left the Oregon DOE. A woman named SaraHope Smith from Oregon DOE will be attending the call and working on this going forward.

-Tyler

Tyler Huebner
ICF International
394 Pacific Ave, 2nd Floor
San Francisco, CA 94111-1715
tel: 415-677-7126, fax: 415-677-7177
thuebner@icfi.com

----Original Message----

From: Narel.Tracy@epamail.epa.gov [
mailto:Narel.Tracy@epamail.epa.gov]
Sent: Thursday, March 12, 2009 9:32 AM

To: Huebner, Tyler

Cc: Sullivan.Alexandra@epamail.epa.gov; Lisauskas,

Sara

Subject: RE: Portfolio manager draft report

I agree. Today's focus is EPA's analysis. I think you could facilitate the beginning of the call, getting everybody on the line. I think, I'd like to jump in at that point and give some context and maybe hit on a couple of the highlights of the analysis. At that point, Sara could take over to address the details of the results. Since Alexandra advised the analysis, but didn't participate directly, I'd see her as fielding broader issues related to the rating.

Tracy S. Narel

ENERGY STAR, U.S. Environmental Protection Agency

ph: 202-343-9145 fax: 202-343-2204

e-mail: narel.tracy@epa.gov

Mailing address:

1200 Pennsylvania Ave., NW (6202J)

Washington, DC 20460

Street Address (express mail and courier): 1310 L Street, NW

Washington, DC 20005-4113

From: "Huebner, Tyler" <THuebner@icfi.com>

To: Tracy Narel/DC/USEPA/US@EPA, Alexandra Sullivan/DC/USEPA/US@EPA, "Lisauskas, Sara" <SLisauskas@icfi.com>

Date: 03/12/2009 12:09 PM

Subject: RE: Portfolio manager draft report

Thanks Tracy.

We have 1 hour today. I expect we will spend the time just talking about our analysis, and try not to bring this Cadmus report into the discussion. Please advise.

Alexandra and Sara, will you be doing most of the talking here?

Thanks, Tyler

Tyler Huebner ICF International 394 Pacific Ave, 2nd Floor San Francisco, CA 94111-1715 tel: 415-677-7126, fax: 415-677-7177

thuebner@icfi.com

From: Narel.Tracy@epamail.epa.gov [
mailto:Narel.Tracy@epamail.epa.gov]
Sent:: Thursday, March 12, 2009 8:04 AM

To: Sullivan.Alexandra@epamail.epa.gov; Lisauskas,

Sara; Huebner, Tyler

Subject: Fw: Portfolio manager draft report;

Final report will not be ready, seems like we are missing it by a few days. So, I'm somewhat reluctantly forwarding this as background for today's meeting. I think we should wait until we see the revision to spend time, but as background it's good we have this.

---- Forwarded by Tracy Narel/DC/USEPA/US on 03/12/2009 11:02 AM ----

From: "Ben Huntington" <ben.huntington@energytrust.org>

To:

Tracy Narel/DC/USEPA/US@EPA

Date:

02/19/2009 01:08 PM

Subject: RE: Portfolio manager draft report

Hey Tracy,

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From: Narel.Tracy@epamail.epa.gov [mailto:Narel.Tracy@epamail.epa.gov]

Sent: Thursday, February 19, 2009 8:54 AM

To: Ben Huntington

Subject: Re: Portfolio manager draft report

Ben:

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confusing given the timing.

Tracy S. Narel

I wouldn't be

Tracy

ENERGY STAR, U.S. Environmental Protection Agency

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ph: 202-343-9145 fax: 202-343-2204

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1200 Pennsylvania Ave., NW (6202J) Washington, DC 20460

Street Address (express mail and courier): 1310 L Street, NW Washington, DC 20005-4113

"Ben Huntington" <ben.huntington@energytrust.org> To:

Tracy Narel/DC/USEPA/US@EPA

Date:

02/18/2009 01:28 PM

Subject:

Portfolio manager draft report

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Please let me know if you're ok waiting a couple of weeks for a final or if you need the draft report.

Thanks.

Ben

Ben Huntington
Planning Project Manager
Energy Trust of Oregon, Inc.
phone: 503.445.2476
fax: 503.546.6862

851 SW Sixth Avenue, #1200 Portland, OR 97204 www.energytrust.org,

Arc	chive: This mess	sage is being viewed in an archive.	03/19/2009 01:39 PM
3	Bill Vonneida	Fw: another clarifying question	
J	Alexandra Sullivan	Bill, Yes, number of buildings, not squar	re foot.
II,			
es, nu	umber of buildings, not s	quare foot.	
nanks	5,		
exan	dra Sullivan		
ail Co ashin 2.340	PA GY STAR ode 6202J ogton, DC 20460 3.9040 n.alexandra@epa.gov		
Bill	Vonneida ! i'm t	hinking the answer is the comparison is by	03/19/2009 09:41:27 AN
rom: o: ate: ubject	Bill Vonneida/DC Alexandra Sulliva 03/19/2009 09:4	:/USEPA/US an/DC/USEPA/US@EPA 1 AM	, , , , , , , , , , , , , , , , , , ,
		mparison is by # of buildings rather than by ft2, b	

BVN

---- Forwarded by Bill Vonneida/DC/USEPA/US on 03/19/2009 09:38 AM -----

From: To:

"John H. Scofield" <jscofiel@oberlin.edu> Bill Vonneida/DC/USEPA/US@EPA 03/19/2009 09:30 AM another clarifying question

Date:

Subject:

Bill,

Sorry, you must be regretting every having given me your email address. I have one more clarifying question regarding the use of gsf-weighting or not in calculating the median Energy Star scores.

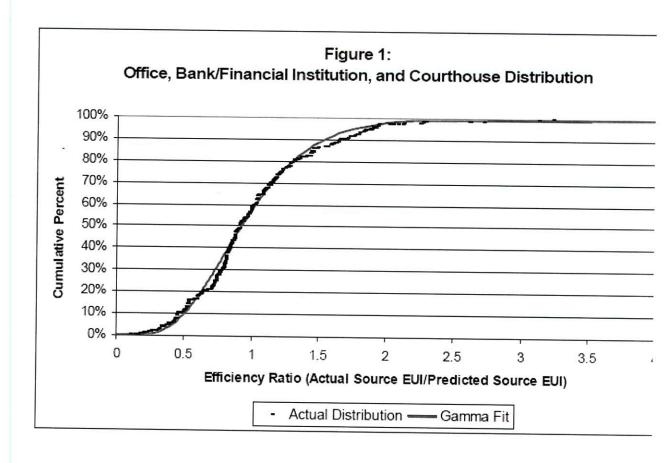
Below is a figure that I cut out of the EPA document that describes how Energy Star scores are calculated for Office buildings. It shows the gamma distribution for Energy Star Scores and has a brief description under it. My question is simple (and I think I know the answer -- but I don't want any ambiguity).

My question is regarding the statement (under the curve) that says, "only 25% of the population has ratios this small or smaller."

Does this mean 25% of the total number of buildings in this peer group, or does it mean 25% of the total gsf represented in this peer group?

I think the answer is the latter, but I just want to confirm that.

thanks, John



The final gamma shape and scale parameters are then used to calculate the efficient each percentile (1 to 100) along the curve. For example, the ratio on the gamma curcorresponds to a rating of 99; only 1% of the population has a ratio this small or smaratio on the gamma curve at the value of 25% will correspond to the ratio for a rating of 25% of the population has ratios this small or smaller. The complete lookup table is prother end of the document. In order to read this lookup table, note that if the ratio is

Technical Methodology for Office, Bank/Financial Institution, and Courthouse Released October 2007

John H. Scofield, Professor Department of Physics & Astronomy 110 N. Professor St. Oberlin College Oberlin, OH 44074

email: John.Scofield@oberlin.edu

voice: 440.775.8333

fax: 440.775.6379

url: http://www.oberlin.edu/physics/Scofield

{In Archive} Re: Fw: Weekly Operating Hours

Alexandra Sullivan to: Anna Stark

03/20/2009 03:23 PM

А	rchive: This mes	ssage is being viewed in an archive.
2	Anna Stark	Fw: Weekly Operating Hours
3	Alexandra Sullivan	These look fine to me. If you want to post them in PM FAQs - we usua
Ø	Anna Stark	Thanks. Sorry, didn't know that. Anna Stark Program Manager
3	Alexandra Sullivan	no need for apology - he'd want to know that Amatullah an
0	Alexandra Sullivan	Coolio. Alexandra Sullivan U.S. EPA

Coolio.

Alexandra Sullivan

U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Anna Stark

I told him you (should have said Amatallah too, d...

03/20/2009 03:23:04 PM

From:

Anna Stark/DC/USEPA/US

To:

Alexandra Sullivan/DC/USEPA/US@EPA

Date:

03/20/2009 03:23 PM

Subject:

Re: Fw: Weekly Operating Hours

I told him you (should have said Amatallah too, d"oh) agreed.

Anna Stark Program Manager **ENERGY STAR Commercial Markets** 1200 Pennsylvania Ave., NW Mail Code 6202J Washington, DC 20460

(202) 343-9184 (phone) (202) 343-2204 (fax) stark.anna@epa.gov

Alexandra Sullivan

no need for apology - he'd want to know that Am...

03/20/2009 03:15:19 PM

From: To:

Alexandra Sullivan/DC/USEPA/US Anna Stark/DC/USEPA/US@EPA

Date:

03/20/2009 03:15 PM

Subject:

Re: Fw: Weekly Operating Hours

no need for apology - he'd want to know that Amatullah and I agree. So, I agree. Do you want me to forward to Mike?

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Anna Stark

Thanks. Sorry, didn't know that. Anna Stark Pro...

03/20/2009 03:13:29 PM

From:

Anna Stark/DC/USEPA/US

To:

Alexandra Sullivan/DC/USEPA/US@EPA

Date:

03/20/2009 03:13 PM

Subject:

Re: Fw: Weekly Operating Hours

Thanks. Sorry, didn't know that.

Anna Stark
Program Manager
ENERGY STAR Commercial Markets
1200 Pennsylvania Ave., NW
Mail Code 6202J
Washington, DC 20460

(202) 343-9184 (phone) (202) 343-2204 (fax) stark.anna@epa.gov

Alexandra Sullivan

These look fine to me. If you want to post them i...

03/20/2009 02:58:23 PM

From:

Alexandra Sullivan/DC/USEPA/US Anna Stark/DC/USEPA/US@EPA

To: Cc:

Anna Stark/DC/USEPA/US@EPA
Amatullah Rid/DC/USEPA/US@EPA

Date:

03/20/2009 02:58 PM

Subject:

Re: Fw: Weekly Operating Hours

These look fine to me.

If you want to post them in PM FAQs - we usually run those past Mike first :)

Then, it is quick for Denessa to post them.

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Anna Stark

This is from so long ago, I don't even remember...

03/20/2009 02:42:52 PM

From:

Anna Stark/DC/USEPA/US

To:

Alexandra Sullivan/DC/USEPA/US@EPA, Amatullah Rid/DC/USEPA/US@EPA

Date: Subject: 03/20/2009 02:42 PM Fw: Weekly Operating Hours

This is from so long ago, I don't even remember anymore:) In any case, please let me know if you approve.

Thanks.

Anna Stark
Program Manager
ENERGY STAR Commercial Markets
1200 Pennsylvania Ave., NW
Mail Code 6202J
Washington, DC 20460

(202) 343-9184 (phone) (202) 343-2204 (fax) stark.anna@epa.gov

---- Forwarded by Anna Stark/DC/USEPA/US on 03/20/2009 02:41 PM -----

From:

"Deborah Cloutier" <dcloutier@jdmgmt.com>

To:

Anna Stark/DC/USEPA/US@EPA

Cc:

<adrucker@jdmgmt.com>, "'Dr. Sharon L. Levin, MBA, CPA'" <SLevin@ManageEnergy.com>, Alyssa Quarforth/DC/USEPA/US@EPA, "'Schulte, Andrew'" <ASchulte@icfi.com>, "'Deborah

Miller" < DEMiller@icfi.com>

Date:

03/20/2009 01:47 PM

Subject:

Weekly Operating Hours

Anna,

Attached please find the most recent draft of frequently asked questions and answers related to guidance on operating hours. Can you please review and share with Alexandra as a follow-up to our discussions reaching back to the end of last year? We need Alexandra's team to review, comment, and approve text in order to take the next steps which would be posting this on the PM website, and disseminating to the team and partners, as appropriate.

If you have any questions, please don't hesitate to contact me. Thanks!

Deborah Cloutier
JDM Associates
2336 Barbour Road, Falls Church, VA 22043
703.573.5588 o | 703.562.0855 f | 703.447.6400 c
dcloutier@jdmgmt.com

[attachment "Operating Hours 032009.doc" deleted by Alexandra Sullivan/DC/USEPA/US]

{In Archive}	Re: A	ge analysis 🗎
Alexandra Su	ıllivan	to: Amatullah Rid, Amatullah R'id
Archive:	Th	is message is being viewed in an archive.

03/20/2009 05:47 PM

2	Amatullah Rid	Age analysis	
3	Alexandra Sullivan	Amatullah,	

Amatullah,

Please find some comments, attached. I think that all of your graphs look fine. As we discussed briefly before you left, I think that the renovated information may be complemented by having the averages. Once you look at renovation, the "year of construction" becomes less relevant as a category for the x-axis.

The only other comment I have is a general one. You can bear in mind that Mike has seen this and that you are now preparing for Jean. So, you could think about whether ALL of the information is necessary. For example, in the first round you did A, B, and C...then you identified D, E, and F as next steps. In this second round you may want to re-consider whether you still need A, B, and C. Maybe, you conclude that two of them showed the same thing, so you don't need to have all three in the final analysis. Mike still knows that you did all the hard work...but you can try to limit it to the highlights for Jean:) This is up to you.

I hope that helps,

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov



Age Analysis_20090320.2_AHR_AES.doc

Amatullah Rid

Alexandra, I am working on additional languag...

03/20/2009 03:48:28 PM

From:

Amatullah Rid/DC/USEPA/US

To: Date: Alexandra Sullivan/DC/USEPA/US@EPA

Date.

03/20/2009 03:48 PM

Subject:

Age analysis

Alexandra,

I am working on additional language for the conclusion, but please let me know if all my graphs look okay. Please also review the language about renovations and let me know if it is clear.

[attachment "Age Analysis_20090320.2_AHR.doc" deleted by Alexandra Sullivan/DC/USEPA/US] Thanks!

Amatullah R'id U.S. EPA ENERGY STAR Commercial and Industrial Branch Office of Air and Radiation Mail Code 6202J Washington, DC 20460 202.343.9097 rid.amatullah@epa.gov {In Archive} Fw: Re: Age analysis

Amatullah Rid

to:

sullivan.alexandra 03/20/2009 09:10 PM

Hide Details

From: Amatullah Rid/DC/USEPA/US To: sullivan.alexandra@epa.gov,

Archive: This message is being viewed in an archive.

1 Attachment



Age Analysis_20090320.2_AHR_AES.doc

Thanks Alexandra, I really appreciate it.

Amatullah R'id
U.S. EPA
ENERGY STAR Commercial and Industrial Branch
Office of Air and Radiation
Mail Code 6202J
Washington, DC 20460
202.343.9097
rid.amatullah@epa.gov

-----Forwarded by Amatullah Rid/DC/USEPA/US on 03/20/2009 09:10PM -----

To: Amatullah Rid/DC/USEPA/US@EPA, Amatullah R'id <halimah11@gmail.com>

From: Alexandra Sullivan/DC/USEPA/US

Date: 03/20/2009 05:47PM Subject: Re: Age analysis

Amatullah,

Please find some comments, attached. I think that all of your graphs look fine. As we discussed briefly before you left, I think that the renovated information may be complemented by having the averages. Once you look at renovation, the "year of construction" becomes less relevant as a category for the x-axis.

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Amatullah Rid---03/20/2009 03:48:28 PM---Alexandra, $\,$ I am working on additional language for the conclusion, but please let me know if all m

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To: Alexandra Sullivan/DC/USEPA/US@EPA

Date: 03/20/2009 03:48 PM

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Amatullah R'id U.S. EPA ENERGY STAR Commercial and Industrial Branch Office of Air and Radiation Mail Code 6202J Washington, DC 20460 202.343.9097 rid.amatullah@epa.gov



{In Archive} Re: Questions regarding office model

Marvin J. Horowitz

to:

Alexandra Sullivan 03/29/2009 07:38 PM

Hide Details

From: "Marvin J. Horowitz" <mhorowitz@demandresearch.net>

To: Alexandra Sullivan/DC/USEPA/US@EPA, Archive: This message is being viewed in an archive.

A:

Thanks for taking the time to answer my questions. Now at least I know what I don't know.

I'll see you at the ACEEE shindig, but we can talk shop another time.

Marvin

---- Original Message -----

From: Sullivan.Alexandra@epamail.epa.gov

To: Marvin J. Horowitz

Sent: Sunday, March 29, 2009 7:16 PM

Subject: Re: Questions regarding office model

Marvin,

I'm invited to the party on 4/9, so we can discuss more then. I'm pretty busy this week, but I will probably see you around ACEEE.

For quick answers. The model estimates EUI (not log of EUI). The models are linear models, so not all of the independent variables are necessarily in log format (though, some are). Throughout centered terms are used, but since the whole model is not in log format, the centering occurs after the log. So, for example if logPCDensity is an independent variable for estimating EUI (no log), then the centered term is LogPCDensity - Avg.LogPCDensity.

The term "unstandardized" only appears in the tables because they are taken directly from the modelling outputs. The undstandardized coefficient is the basic model coefficient. Standardized coefficients could be estimated from the same model, they are estimated to produce a variance of 1.

We can chat more on 4/9.

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

-----"Marvin J. Horowitz" <mhorowitz@demandresearch.net> wrote: -----

To: Alexandra Sullivan/DC/USEPA/US@EPA

From: "Marvin J. Horowitz" < mhorowitz@demandresearch.net>

Date: 03/27/2009 11:03AM

Subject: Questions regarding office model

Alexandra:

Good to see you the other day -- hope you enjoyed the meeting.

I'm trying to prepare now for a meeting with Cindy and Katy (and you?) on April 9 regarding PM. Off the ES website I've got the document "Technical Methodology for Office...." I'm on page 8 and playing with the "unstandardized coefficients." I don't see a definition of "unstandardized." My impression is that the model is estimated in log-log form, and that the independent variables are transformed into deviations from their means, and then logged. Is that right? Doesn't quite seem right. If the means of the independent variables are zero, then the means are undefined in logs.

Can you provide a document with more description, or maybe just explain in an email?



{In Archive} Re: Meeting next Mon. @ 2?

Marvin J. Horowitz to: Alexandra Sullivan

This message is being viewed in an archive.

04/01/2009 04:24 PM

3	Denise Mulholland	Bottom-up M&V Methods: Marvin Horowitz (encore)	
回	Denise Mulholland	CPPD EE Measurement Team - Marvin will be here to do an encore	
2	Marvin J. Horowitz	Alexandra: Good to see you the other day hope you enjoyed the med	
9	Alexandra Sullivan	Marvin,	
Δ	Marvin J. Horowitz	A: Thanks for taking the time to answer my questions. No	

The 11 AM slot works best for me. I'll see you then. Marvin

```
---- Original Message -----
From: <Sullivan.Alexandra@epamail.epa.gov>
To: "Marvin J. Horowitz"
<mhorowitz@demandresearch.net>
Sent: Wednesday, April 01, 2009 2:51 PM
Subject: Re: Meeting next Mon. @ 2?
> Marvin,
> I actually have a meeting I didn't know about from
2 to 4 on Monday.
> So, I would be able to meet with you at either 11
am or 4 pm. Does
> either of those times works for you?
> Alexandra Sullivan
> U.S. EPA
> ENERGY STAR
> Mail Code 6202J
> Washington, DC 20460
> 202.343.9040
> sullivan.alexandra@epa.gov
               "Marvin J. Horowitz"
<mhorowitz@demandresearch.net>
  To:
               Alexandra Sullivan/DC/USEPA/US@EPA
              04/01/2009 12:51 PM
  Date:
  Subject:
              Meeting next Mon. @ 2?
```

```
>
>
>
>
>
>
>
>
> A:
>
> Just checking. Are we still on for Monday at 2 PM?
If so, when I get
> to the building, I'll call you from the lobby
(you'll need to come down
> and sign me in). If you need to change or cancel,
call me
> (703-352-4535) or email.
>
> Marvin
>
```

Alexandra Sullivan to: Lisauskas, Sara, Amatullah Rid, DElliott Cc: alexdegirl

04/08/2009 11:13 AM

Δ	rchive: This mess	sage is being viewed in an archive.
3	Alexandra Sullivan	Vacancy Rates
۵	Lisauskas, Sara	All, I attached another pass at the vacancy analysis. I added a new su
e e	Alexandra Sullivan	Sara, Such forethought! This looks good. Aly and I spoke to De
ı d	Alexandra Sullivan	Attached table has 1 tab each for 80%, 50%, 35%, and 20% ass
<u>a</u>	Lisauskas, Sara	This looks good. One minor point - the graphs are all linkil

All,

I've attached spreadsheet and original memo that I started on the issue. After the memo, I added changing hours to the spreadsheet, then Sara added the estimates for change in "actual" energy considering whether or not the space is conditioned.

We will review this and determine how to prepare for our meeting with Mike and Aly, etc.

Thanks,

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov





Vacancy.doc VacancyTest - SDL.xls



{In Archive} Vacancy spreadsheet Lisauskas, Sara

to:

Alexandra Sullivan, Alexandra Sullivan 04/15/2009 12:28 PM

Cc:

"Elliott, Douglas", "Kaufman, Andrew"

Hide Details

From: "Lisauskas, Sara" <SLisauskas@icfi.com>

To: Alexandra Sullivan/DC/USEPA/US@EPA, "Alexandra Sullivan"

<alexdegirl@gmail.com>,

Cc: "Elliott, Douglas" <DElliott@icfi.com>, "Kaufman, Andrew" <AKaufman@icfi.com>

History: This message has been forwarded.

Archive: This message is being viewed in an archive.

1 Attachment



VaccancyTest - SDL2.xls

Here is a revised spreadsheet with a few different scenarios presented. We can discuss at 1pm, and if you like this format, we can play around with it some more.

Sara

Sara Lisauskas ICF International 978-358-7680 slisauskas@icfi.com {In Archive} Re: Fw: Vacancy Rule

Alexandra Sullivan to: Alyssa Quarforth

04/15/2009 04:13 PM

This message is being viewed in an archive.

23	Alyssa Quarforth	Fw: Vacancy Rule	
3	Alexandra Sullivan	Let's do 9 on 4/20. I am not available at all tomorrow.	

Let's do 9 on 4/20.

I am not available at all tomorrow.

Thanks,

Alexandra Sullivan

U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

Alyssa Quarforth

See Deb's times below. I am available on the 16t...

04/15/2009 01:57:24 PM

From:

Alyssa Quarforth/DC/USEPA/US

To:

Alexandra Sullivan/DC/USEPA/US@EPA

Date:

Subject:

04/15/2009 01:57 PM Fw: Vacancy Rule

See Deb's times below. I am available on the 16th in the morning and anytime on the 20th.

I think she would be interested to see the spreadsheet too and how we arrived at those numbers (same background you gave me) - this will give her some context for the discussion. I am curious to hear what she has to say about conditioned vacant space in offices.

Alyssa Quarforth Program Manager **ENERGY STAR, Commercial Properties** Climate Protection Partnerships Division, US EPA

Mail Code: 6202J Washington DC 20460 202.343.9604

Quarforth.Alyssa@epa.gov

---- Forwarded by Alyssa Quarforth/DC/USEPA/US on 04/15/2009 01:56 PM -----

From: To:

"Deborah Cloutier" <dcloutier@jdmgmt.com>

Date:

Alyssa Quarforth/DC/USEPA/US@EPA 04/15/2009 01:49 PM

Subject:

RE: Vacancy Rule

I am waiting with baited breath to hear the outcome:)

I am free at the following times on Thursday and Monday. Let me know what works best with your schedules.

4/16 - open from 9 til 11 am and from 3:30 til 5 pm 4/20 - open from 9 til 10 am, 1 til 2:30 pm, and from 4:30 til 6 pm.

Deborah Cloutier JDM Associates, LLC 2336 Barbour Road Falls Church, VA 22043 703.573.5588 office 703.447.6400 cell

----Original Message----

From: Ouarforth.Alyssa@epamail.epa.gov [mailto:Quarforth.Alyssa@epamail.epa.gov] Sent: Wednesday, April 15, 2009 1:41 PM

To: dcloutier@jdmgmt.com Subject: Vacancy Rule

Deb,

I just left you a voicemail message -- Would you be available for a meeting before next Tuesday the 21st to talk through what Alexandra and I think is a good solution for changing this vacancy rule? I just got out of a meeting with Sara L, Amatullah, and Alexandra and we arrived at our decision but have a meeting with Mike on Tues the 21st to get his buy off on it. I would like to hear your thoughts on conditioned space in vacant parts of commercial offices, etc.

I will be out of the office on Friday but am free to chat any other time.

Thanks, Aly

Alyssa Quarforth Program Manager ENERGY STAR, Commercial Properties Climate Protection Partnerships Division, US EPA

Mail Code: 6202J Washington DC 20460 202.343.9604

Quarforth.Alyssa@epa.gov



Lisauskas, Sara to: Alexandra Sullivan, Amatullah Rid, Elliott,

Douglas

04/17/2009 04:52 PM

History:

This message has been replied to.

Archive:

This message is being viewed in an archive.

3	Alexandra Sullivan	Vacancy Rates
2	Lisauskas, Sara	All, I attached another pass at the vacancy analysis. I added a new su
3	Alexandra Sullivan	Sara, Such forethought! This looks good. Aly and I spoke to De
ø	Alexandra Sullivan	Attached table has 1 tab each for 80%, 50%, 35%, and 20% ass
Ø.	Lisauskas, Sara	This looks good. One minor point - the graphs are all linking

2 attachments





VacancyTest - 20090417.xls Vacancy - 20090419.doc

All,

I attached another pass at the vacancy analysis. I added a new summary table to the Excel file, which incorporates a number of different scenarios. I also made some significant edits to the document, since our approach has changed since the last version. Alexandra - we didn't get to talk today, so hopefully you haven't been working on this as well. :)

Sara

----Original Message----

From: Sullivan.Alexandra@epamail.epa.gov [mailto:Sullivan.Alexandra@epamail.epa.gov] Sent: Wednesday, April 08, 2009 11:13 AM

To: Lisauskas, Sara; Rid.Amatullah@epamail.epa.gov;

Elliott, Douglas

Cc: alexdegirl@gmail.com Subject: Vacancy Rates

All,

I've attached spreadsheet and original memo that I started on the issue.

After the memo, I added changing hours to the spreadsheet, then Sara

added the estimates for change in "actual" energy considering whether or not the space is conditioned.

We will review this and determine how to prepare for our meeting with Mike and Aly, etc.

Thanks,

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

(See attached file: Vacancy.doc)(See attached file: VacancyTest - SDL.xls)

Alexandra Sullivan to: Lisauskas, Sara

Cc: Amatullah Rid, "Elliott, Douglas"

Archive: This message is being viewed in an archive.

3	Alexandra Sullivan	Vacancy Rates
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23	Lisauskas, Sara	This looks good. One minor point - the graphs are all linkil

Sara,

Such forethought! This looks good. Aly and I spoke to Deb C for a half hour this morning, to get her take on the modeling assumptions. She thought the conditioned assumption was reasonable. But, she indicated that it might be worthwhile to try for something in between the "conditioned" and "unconditioned" estimates that we had before. This might be something that is lower than your standard, but not quite as low as your low EUI scenario (Number 9). Also, she wanted to us to look at different sizes of buildings, which you've already done.

What I am going to do next is add that additional scenario, and play with the wording you have to separate the EUI assumptions from the worker density/size things. That is, have different office building characteristics in one table and different vacant space assumptions in a different table. I will try to shoot something back to you this afternoon, so that we can revise for display to Mike tomorrow.

We don't have to have everything finished by tomorrow...so they other thing I'll through out there is - do we need to try the size/square foot/worker density scenarios with each EUI assumption scenario? This may be something to do an summarize before making the final decision?

Thanks,

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

"Lisauskas, Sara"

All, I attached another pass at the vacancy analy...

04/17/2009 04:52:52 PM

04/20/2009 11:52 AM

Alexandra Sullivan to: Lisauskas, Sara
Archive: This message is being vie

04/20/2009 12:10 PM

3	Alexandra Sullivan	Vacancy Rates
<u>a</u>	Lisauskas, Sara	All, I attached another pass at the vacancy analysis. I added a new su
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This message is being viewed in an archive.

Attached table has 1 tab each for 80%, 50%, 35%, and 20% assumptions - separate summary table added for each tab.

Alexandra Sullivan

U.S. EPA ENERGY STAR Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov



VacancyTest - 20090420.xls

"Lisauskas, Sara"

All, I attached another pass at the vacancy analy...

04/17/2009 04:52:52 PM



Lisauskas, Sara to: Alexandra Sullivan

04/20/2009 04:22 PM

History: This message has been replied to.

Archive: This message is being viewed in an archive.

3		3 · · · · · · · · · · · · · · · · · · ·
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(2)	Lisauskas, Sara	All, I attached another pass at the vacancy analysis. I added a new su
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This looks good. One minor point - the graphs are all linking to the 50% worksheet.



Sara

----Original Message----

From: Sullivan.Alexandra@epamail.epa.gov [mailto:Sullivan.Alexandra@epamail.epa.gov]

Sent: Monday, April 20, 2009 12:10 PM

To: Lisauskas, Sara

Subject: RE: Vacancy Rates

Attached table has 1 tab each for 80%, 50%, 35%, and

20% assumptions -

separate summary table added for each tab.

Alexandra Sullivan

U.S. EPA
ENERGY STAR
Mail Code 6202J
Washington, DC 20460
202.343.9040
sullivan.alexandra@epa.gov

(See attached file: VacancyTest - 20090420.xls)

From: "Lisauskas, Sara" <SLisauskas@icfi.com>

To: Alexandra Sullivan/DC/USEPA/US@EPA, Amatullah Rid/DC/USEPA/US@EPA, "Elliott, Douglas" <DElliott@icfi.com>

Date:

04/17/2009 04:52 PM

Subject:

RE: Vacancy Rates

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Sara

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Elliott, Douglas

Cc: alexdegirl@gmail.com
Subject: Vacancy Rates

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(See attached file: Vacancy.doc) (See attached file: VacancyTest - SDL.xls)
[attachment "VacancyTest - 20090417.xls" deleted by Alexandra
Sullivan/DC/USEPA/US] [attachment "Vacancy - 20090419.doc" deleted by Alexandra Sullivan/DC/USEPA/US]

Alexandra Sullivan to: Lisauskas, Sara

04/21/2009 08:17 AM

Δ	rchive: This me	ssage is being viewed in an archive.
T)	Alexandra Sullivan	Vacancy Rates
a	Lisauskas, Sara	All, I attached another pass at the vacancy analysis. I added a new su
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3	Alexandra Sullivan	Attached table has 1 tab each for 80%, 50%, 35%, and 20% ass
2	Lisauskas, Sara	This looks good. One minor point - the graphs are all linkil

Sara,

Good call on the graphs, I'll fix that! I just canceled the meeting, as you will see. What I am going to do is draft a memo for Mike with our recommendations and remaining questions/next steps. I will plan to send you a draft of this by the end of the day. I am building off of the edits you suggested.

Thanks,

Alexandra Sullivan

U.S. EPA **ENERGY STAR** Mail Code 6202J Washington, DC 20460 202.343.9040 sullivan.alexandra@epa.gov

"Lisauskas, Sara"

This looks good. One minor point - the graphs a...

04/20/2009 04:22:01 PM